



Northhill Road, Cople, MK44 3TU  
£365,000

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LATCHAM —————  
————— DOWLING

ESTATE AGENTS

**\*\*\* ESTABLISHED TWO DOUBLE BEDROOM SEMI DETACHED CHALET STYLE HOME REQUIRING MODERNISATION THROUGHOUT AND WITHIN A LOVELY NON ESTATE VILLAGE LOCATION WITH VIEWS OVER OPEN FIELDS\*\*\***

Occupying a mature plot on the outskirts of this extremely popular village, this deceptively spacious two double bedroom chalet style semi detached home does need updating and modernising throughout, but we think this could be the perfect property for anyone looking to really 'stamp their own mark' on their new home and with the scale of the accommodation on offer, combined with the generous gardens, ample off road parking, single garage and store and the glorious location overlooking open fields to the rear, this could be an incredible home for the right buyer!!

Viewing is essential to appreciate everything that this wonderful property has to offer!!

**Entrance Via**

**Entrance Porch**  
6'9 x 2.0 (2.06m x 0.61m.0.00m)

**Entrance Hall**  
18'4 max x 7'3 max (5.59m max x 2.21m max)

**Cloakroom**  
5'2 x 3'10 max (1.57m x 1.17m max)

**Living Room**  
16'6 x 13'6 max into chimney recess  
(5.03m x 4.11m max into chimney recess)

**Kitchen**  
10'9 x 9'7 (3.28m x 2.92m)





**Dining Room**  
12'6 x 10'0 (3.81m x 3.05m)

**Conservatory**  
11'0 x 9'2 (3.35m x 2.79m)

**First Floor Landing**

**Bedroom One**  
12'7 x 11'9 (3.84m x 3.58m)

**Bedroom Two**  
13'6 max x 11'8 (4.11m max x 3.56m)



**Bathroom**  
9'0 x 7'3 (2.74m x 2.21m)

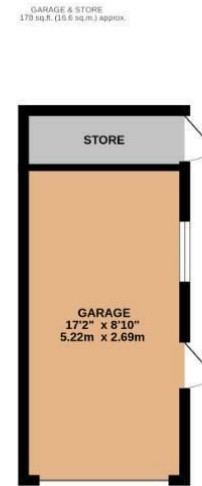
**Garage**  
17'11 x 8'10 (5.46m x 2.69m)

**Brick Built Store**  
8'10 x 3'1 (2.69m x 0.94m)

**Rear Garden**

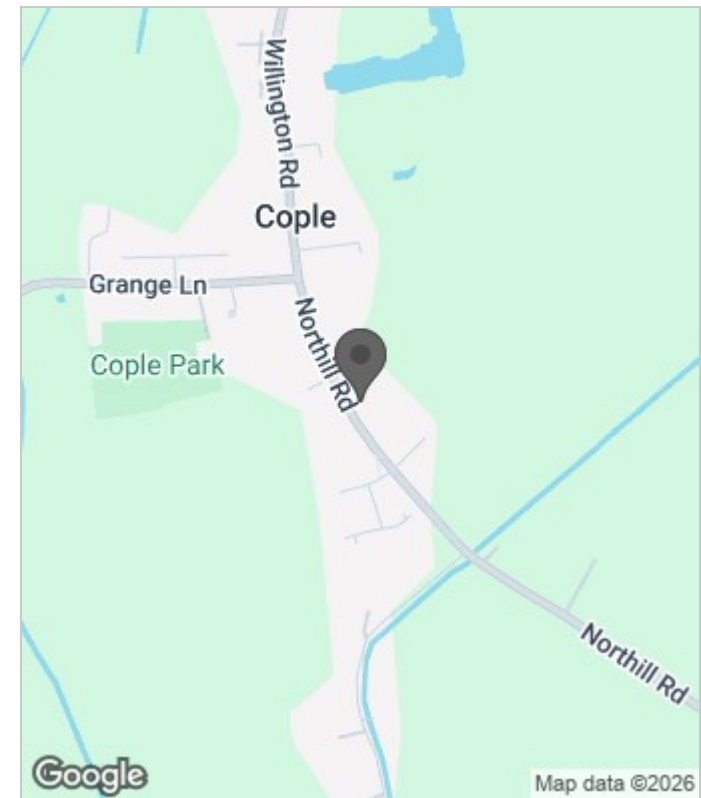
**Front Of Property**





TOTAL FLOOR AREA : 1341 sq.ft. (124.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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